034.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	528,100 /	528,100
					USE VALUE:	528,100 /	528,100
					ASSESSED:	528,100 /	528,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANTZ EDWARD A & MARY G TRS	
Owner 2:	GARDNER ST REALTY TRUST	
Owner 3:		
Street 1:	59 GARDNER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BANTZ EDWARD A & MARY G -
Owner 2:	-
Street 1:	59 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,185 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1606 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3185.000	198,100		330,000	528,100
Total Card	0.073	198,100		330,000	528,100
Total Parcel	0.073	198,100		330,000	528,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.93 | /Parcel: 328.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23771
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!2816!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,200	0	3,185.	330,000	528,200	528,200	Year End Roll	12/18/2019
2019	101	FV	145,000	0	3,185.	299,000	444,000	444,000	Year End Roll	1/3/2019
2018	101	FV	145,000	0	3,185.	283,600	428,600	428,600	Year End Roll	12/20/2017
2017	101	FV	145,000	0	3,185.	247,500	392,500	392,500	Year End Roll	1/3/2017
2016	101	FV	145,000	0	3,185.	211,400	356,400	356,400	Year End	1/4/2016
2015	101	FV	112,300	0	3,185.	195,900	308,200	308,200	Year End Roll	12/11/2014
2014	101	FV	112,300	0	3,185.	162,400	274,700	274,700	Year End Roll	12/16/2013
2013	101	FV	112,300	0	3,185.	154,700	267,000	267,000		12/13/2012

PRINT

Date	Time
12/10/20	18:10:05

LAST REV

Date	Time
04/02/19	14:37:11
apro	
2816	

USER DEFINED

Prior Id # 1:	23771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANTZ EDWARD A	54882-536		6/24/2010	Convenience	99	No	No		
	12074-267		9/14/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
2/24/2000	Meas/Inspect	263	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3185		Sq. Ft.	Site		0	64.	1.62	3									329,952						330,000	

Total AC/HA:	0.07312	Total SF/SM:	3185	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	329,952	Spl Credit		Total:	330,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94359249
Adj $ / SQ:	127.385
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269106
Depreciation:	71044
Depreciated Total:	198062

COMMENTS

PDAS; COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

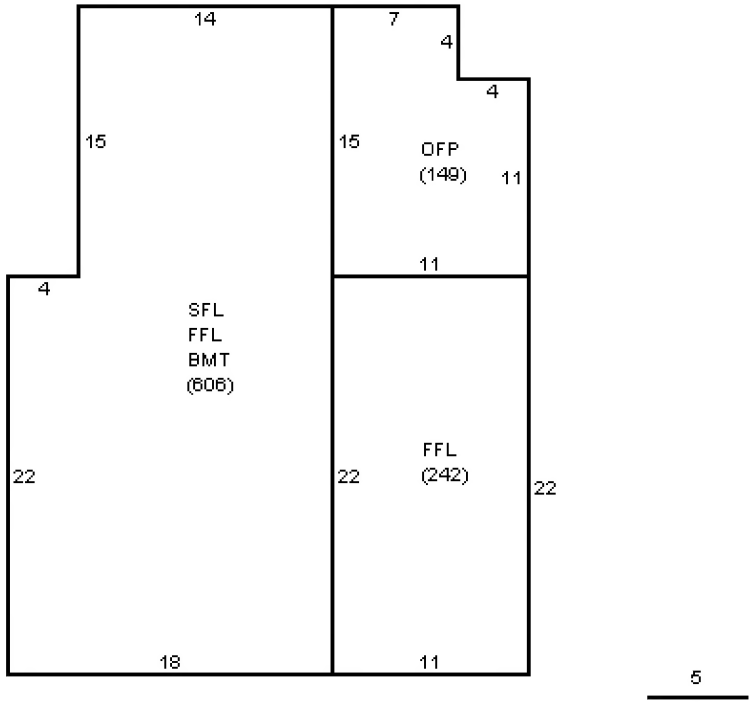
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	127.380	108,022
BMT	Basement	606	41.270	25,011
SFL	Second Floor	606	127.380	77,195
OFP	Open Porch	149	26.020	3,877

Net Sketched Area:	2,209	Total:	214,105
Size Ad	1454	Gross Are	2209	FinArea	1606
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.38
Special Features:	0	Val/Su Net:	89.68
Final Total:	198100	Val/Su SzAd	136.24

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	